

Economic Impact of Implementing Alternative Floodplain Regulations in New Development

- ◆ Four Floodplain Management Alternatives
 - ◆ 1-ft Rise Floodway Boundary {existing policy}
 - ◆ ½-ft Rise Floodway Boundary
 - ◆ No-Net Rise/Compensatory Storage
 - ◆ Cluster Development (CUP/PUD)
- ◆ Hypothetical Development Site
 - ◆ 58 acres of Undeveloped Land
 - ◆ Established 100-Year Floodplain & Floodway
- ◆ Three Land Uses
 - ◆ Residential, Commercial, and Industrial

Economic Impact Evaluation Study Assumptions

◆ Residential

- ◆ Based on cost per parcel to develop site**
 - Property Cost**
 - Infrastructure Cost (streets, water, wastewater, electricity, etc.)**
- ◆ Cost of buildings not included**

◆ Commercial/Industrial

- ◆ Based on cost per acre to develop site**
- ◆ Cost of buildings not included**

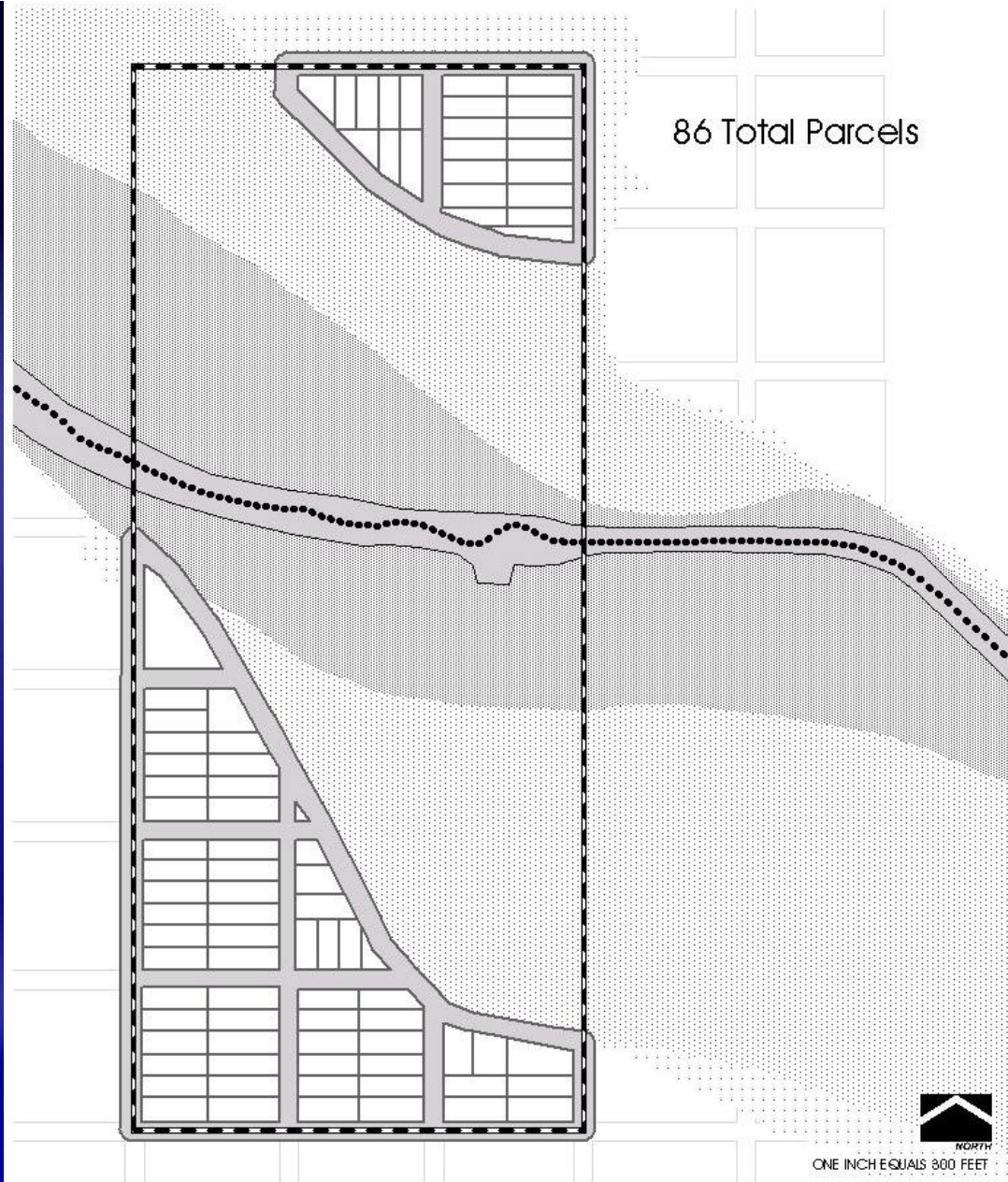
Residential 1' Rise Floodway (Existing Policy)

- ◆ 40.5 Acres of Developable Land
- ◆ Reduces floodplain storage
 - ◆ Increases downstream flow rates



Residential 1/2' Rise Floodway

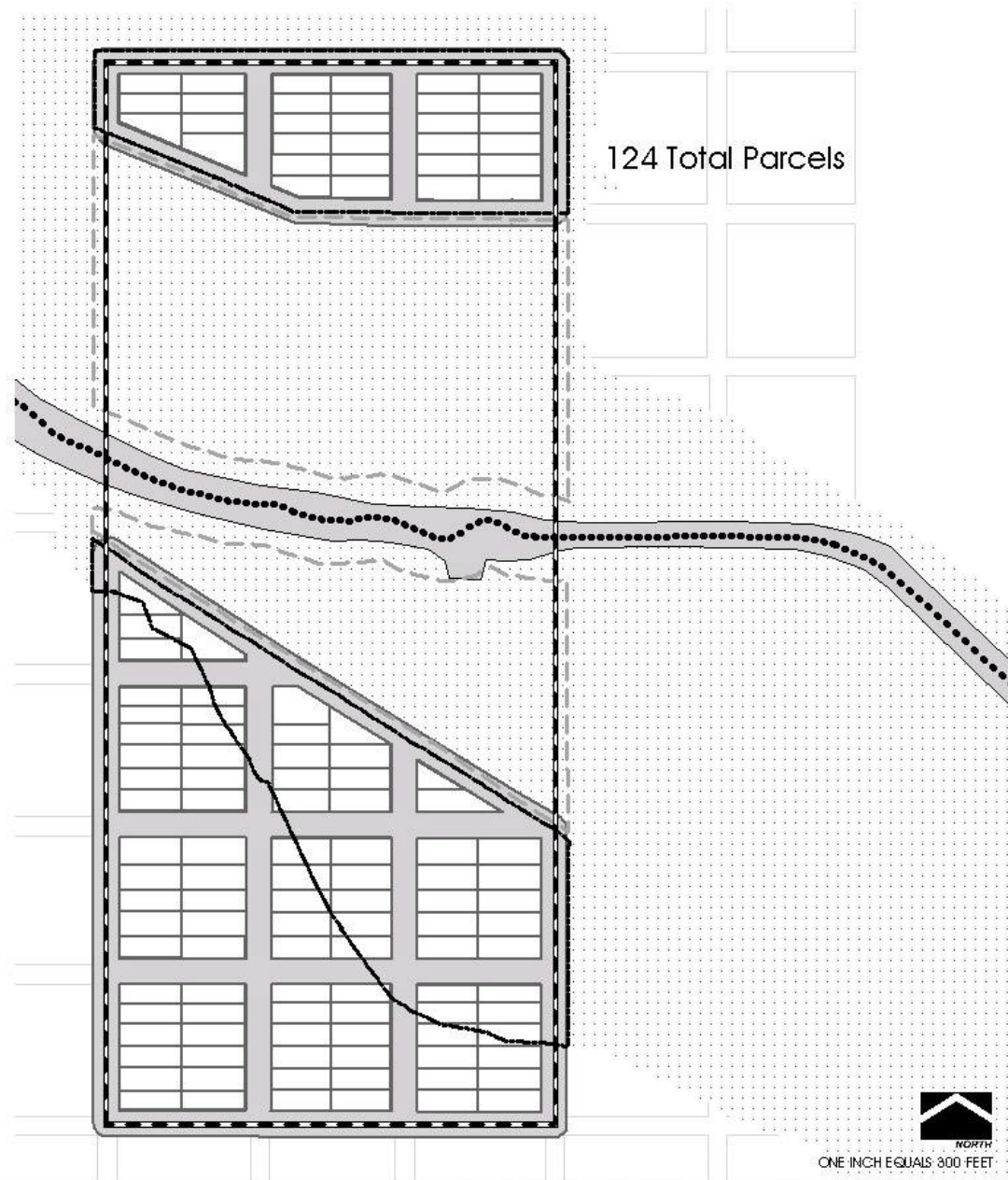
- ◆ 19.2 Acres Developable Land
- ◆ Allows less fill in floodplain than existing policy
 - ◆ Reduces floodplain storage
 - ◆ Increases downstream flowrates



RESIDENTIAL
1/2' RISE FLOODWAY
(More Stringent Regulation)

Lincoln Alternative Floodplain
OCTOBER 18, 2002

- | | |
|-------------------|-------------------------|
| 60' Street R.O.W. | Stream |
| Residential Block | 1' Foot Rise Floodway |
| Creek Channel | 1/2' Foot Rise Floodway |
| Study Area | 100 Year Floodplain |



Residential No Net Rise / Compensatory Storage

- ◆ 35.7 Acres Developable Land
- ◆ Allows fill in floodplain if a no net rise is demonstrated
 - ◆ Must compensate for fill by providing equal amount of storage
- ◆ Maintains floodplain storage
- ◆ Preserves Riparian Area

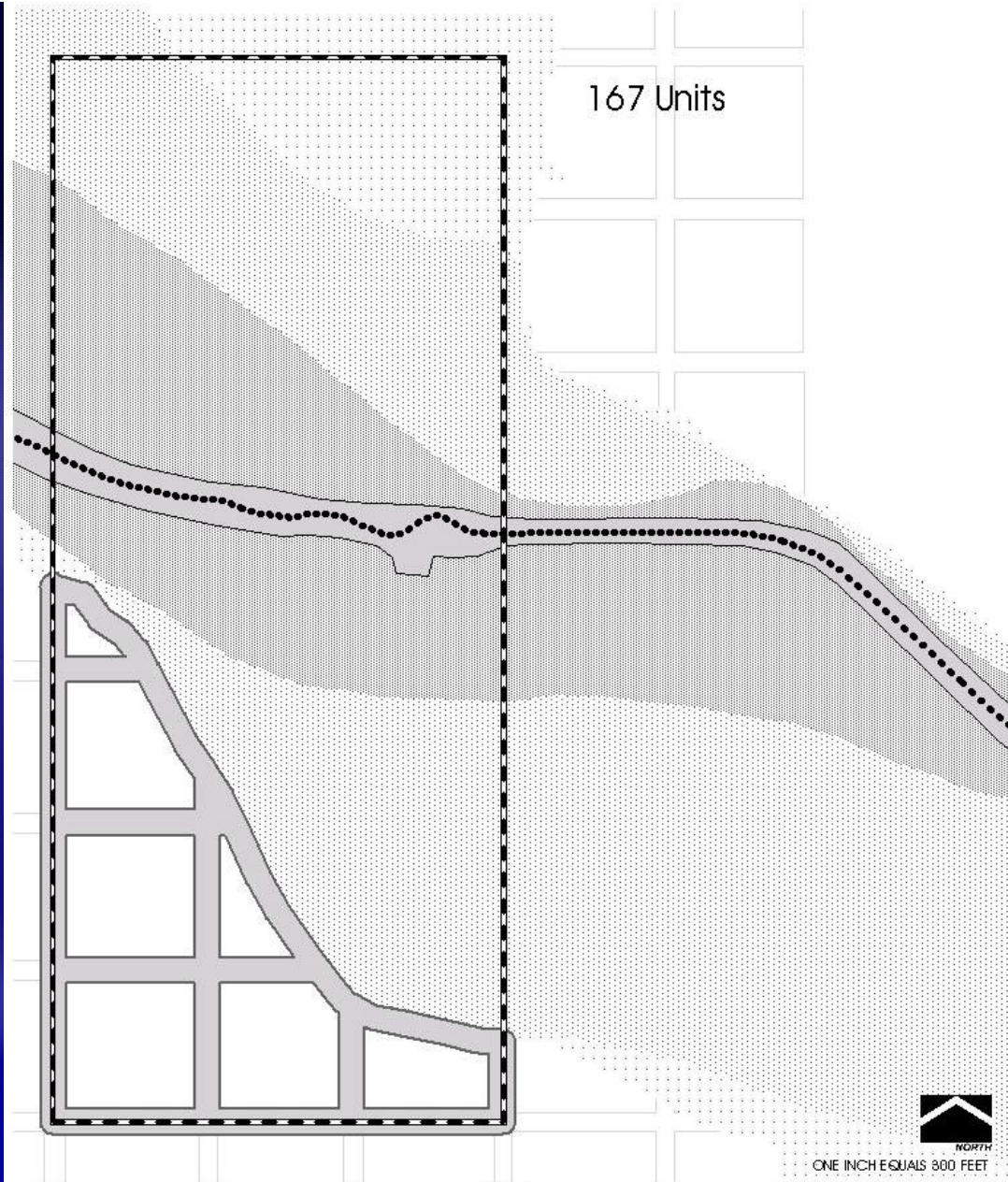
RESIDENTIAL
NO NET RISE/ COMPENSATORY

Lincoln Alternative Floodplain
OCTOBER 18, 2002

- | | |
|-------------------|---------------------|
| 60' Street R.O.W. | Stream |
| Residential Block | 100 Year Floodplain |
| Excavate | Creek Channel |
| Develop/Fill Area | |
| Study Area | |

Residential Community Unit Plan (CUP)

- ◆ 10 Acres Developable Land
- ◆ Allows higher density of living units
- ◆ No development in floodplain



RESIDENTIAL
COMMUNITY UNIT PLAN (CUP)

Lincoln Alternative Floodplain
OCTOBER 18, 2002

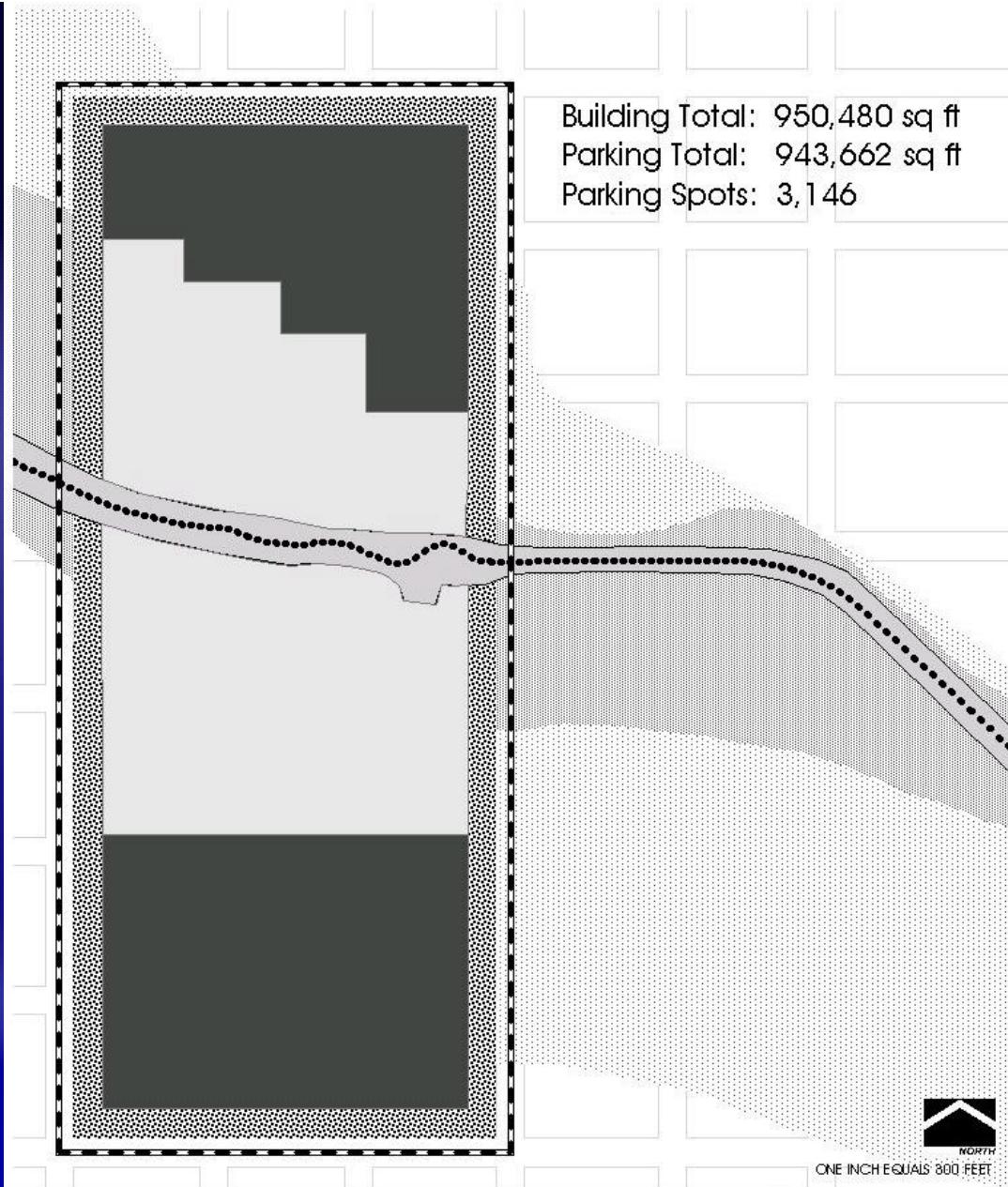
- | | |
|-------------------|---------------------|
| 60' Street R.O.W. | Stream |
| Residential Block | 100 Year Floodplain |
| Creek Channel | 1' Rise Floodway |
| Study Area | 1/2' Rise Floodway |

Residential Development Costs

Floodplain Management Alternative	Developable Land (ac)	Percent Difference
1-ft Rise Floodway	40.5	Base
½-ft Rise Floodway	19.2	+8%
No Net Rise/Compensatory Storage	35.7	+14%
CUP	10	-1%

Commercial 1' Rise Floodway (Existing Policy)

- ◆ 43.5 Acres of Developable Land
- ◆ Reduces floodplain storage
 - ◆ Increase downstream flow rates
 - ◆ Destroys riparian area



COMMERCIAL
1' Rise Floodway
(Existing City Regulation)
Lincoln Alternative Floodplain
OCTOBER 18, 2002

Parking Lot
Building
50' Setback
Creek Channel
Study Area
Stream
1' Rise Floodway
100 Year Floodplain

Commercial 1/2' Rise Floodway

- ◆ 21.5 Acres of Developable Land
- ◆ Allows Less Fill in Floodplain than Existing Policy
 - ◆ Reduces floodplain storage
 - ◆ Increases downstream flow rates
- ◆ Maintains riparian buffer

